

**HONORABLE CITY PLANNING COMMISSION
CINCINNATI, OHIO**

August 4, 2006

SUBJECT:

A report and recommendation on a re-plat of Lots 5 and 33 of the Sonoma Hill Subdivision, creating Lots 5A and 33A, located north of the Sonoma Court and Strathmore Drive intersection in the Madisonville neighborhood.

McGill Smith Punshon, Inc., Civil Engineers on behalf of Kenko Corporation, the owner and developer has submitted a re-plat of Lots 5 and 33 of the Sonoma Hill Subdivision creating Lots 5A and 33A. The re-plat has been reviewed and approved by all reviewing agencies.

BACKGROUND:

On December 17, 2004 the City Planning Commission approved a Plat of Subdivision for of the Sonoma Hill Subdivision. The subdivision was approved with 33 lots. The existing zoning is Single Family (SF) 4,000.

The construction of new single-family homes is currently in progress.

The re-plat of Lots 5 and 33 is necessary due to topographical grading and utility issues in regards to the placement of a new residential structure on Lot 5.

RECOMMENDATION:

The staff of the Department of Community Development and Planning recommends that the City Planning Commission take the following action:

“Approve the re-plat of Lots 5 and 33 of the Sonoma Hill Subdivision, creating Lot 5A and 33A located north of the Sonoma Court and Strathmore Drive intersection for the reasons that the plat conforms with the Subdivision Regulations and has the approval of all reviewing agencies.”

Respectfully Submitted:

Approved:

Stephen C. Briggs
Senior City Planner

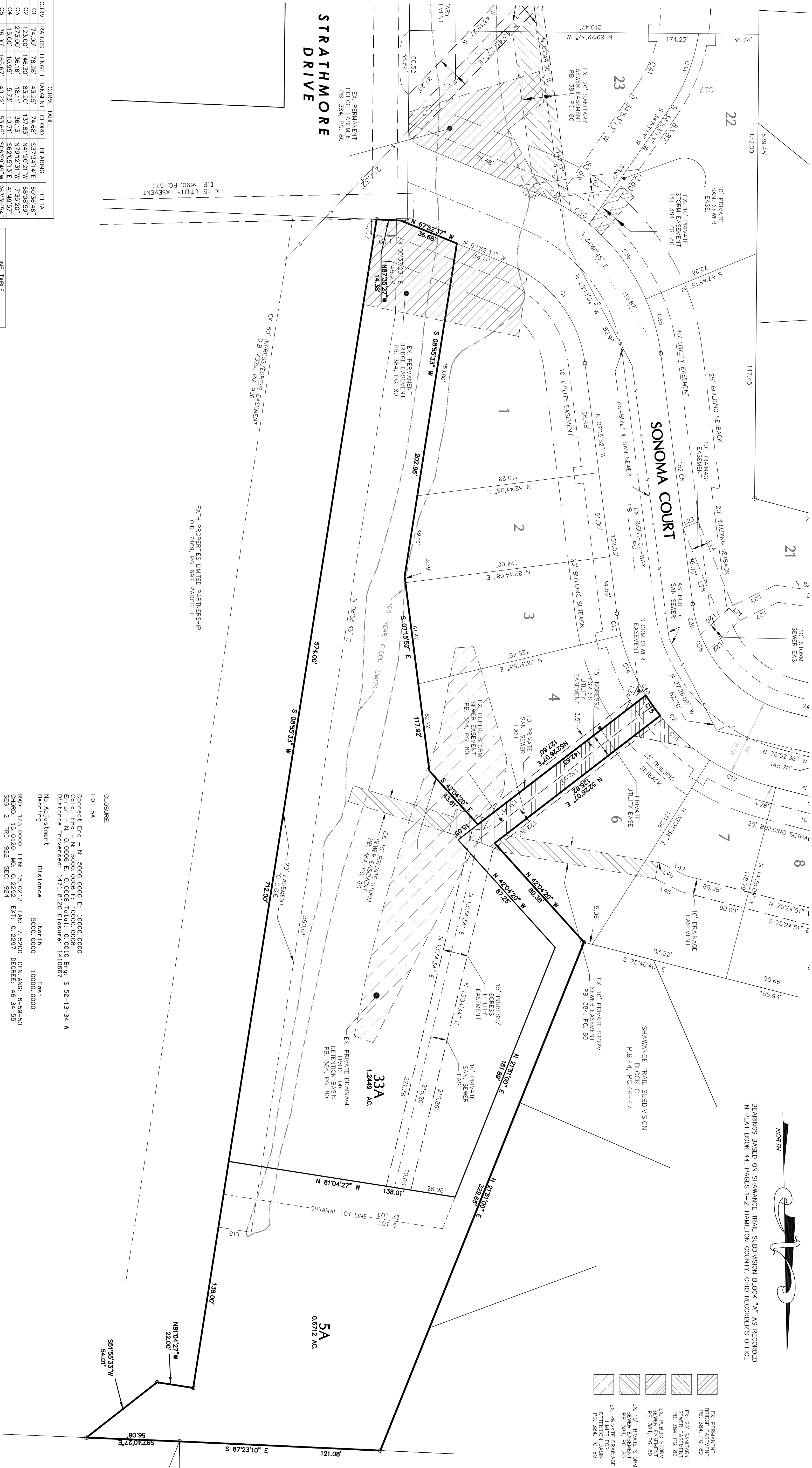
Margaret A. Wuerstle, AICP
Chief Planner



BEARINGS BASED ON SHAWNEE TRAIL SUBDIVISION BLOCK "A" AS RECORDED IN PLAT BOOK 44, PAGES 1-21, HAMILTON COUNTY, OHIO RECORDER'S OFFICE.

LOT #	FF. ELEV.	MIN. LL. ELEV.
1	570.0	559.3
2	571.0	559.2
3	571.0	560.2
4	572.0	560.6
5	—	—
6	572.8	561.1
7	573.7	561.4
8	576.0	561.8
9	578.3	562.3
10	579.0	562.8
11	580.0	563.3
12	580.0	563.9
13	580.2	564.3
14	580.5	564.2
15	580.5	564.2
16	581.8	564.2
17	580.2	563.9
18	582.0	563.2
19	581.0	562.6
20	578.5	562.1
21	575.5	561.6
22	582.0	546.7
23	582.0	547.05
24	582.0	546.8
25	582.0	546.8
26	582.0	546.8
27	582.0	546.6
28	582.0	546.44
29	582.0	546.23
30	582.0	546.03
31	582.0	545.93
32	—	—
33	—	—

- EX. PERMANENT
BRIDGE EASEMENT
PB. 384, PG. 80
- EX. 20' SANITARY
SEWER EASEMENT
PB. 384, PG. 80
- EX. 10' PRIVATE
SEWER EASEMENT
PB. 384, PG. 80
- EX. PUBLIC STORM
SEWER EASEMENT
PB. 384, PG. 80
- EX. PRIVATE STORM
SEWER EASEMENT
PB. 384, PG. 80
- EX. PRIVATE DRAINAGE
SEWER EASEMENT
PB. 384, PG. 80



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	74.00'	78.28'	43.26'	74.68'	S37.3414°E	60.36.46"
C2	123.00'	146.30'	83.20'	137.83'	N41.6021°W	68.08.69"
C3	123.00'	38.16'	18.11'	36.13'	N91.621°W	47.35.07"
C4	36.00'	168.67'	40.22'	53.65'	S08.5845°W	263.39.54"
C5	36.00'	10.95'	5.73'	10.71'	S76.04.51°W	41.49.57"
C6	15.00'	10.95'	5.73'	10.71'	S76.04.51°W	41.49.57"
C7	227.00'	30.07'	15.06'	30.04'	N79.12.31°W	7.35.20"
C8	77.00'	91.99'	52.08'	86.28'	N41.2021°W	68.08.69"
C9	120.00'	128.93'	70.14'	121.11'	S37.3414°E	60.36.46"
C10	123.00'	138.95'	74.81'	136.32'	N41.6021°W	68.08.69"
C11	123.00'	38.16'	18.11'	36.13'	N91.621°W	47.35.07"
C12	270.00'	69.39'	46.11'	68.98'	N27.32.87°E	18.58.09"
C13	123.00'	13.32'	6.67'	13.31'	N02.15.9°W	61.71.16"
C14	123.00'	39.26'	19.80'	39.09'	N22.36.45°W	67.59.50"
C15	123.00'	15.02'	7.52'	15.01'	N85.15.19°W	67.59.50"
C16	123.00'	40.18'	20.27'	40.07'	N48.50.40°W	18.42.52"
C17	123.00'	38.16'	18.11'	36.13'	N91.621°W	47.35.07"
C18	36.00'	38.16'	18.11'	36.13'	N91.621°W	47.35.07"
C19	36.00'	26.92'	14.12'	26.29'	S64.01.20°W	42.50.26"
C20	36.00'	29.56'	15.67'	28.73'	S19.04.57°W	47.02.19"
C21	36.00'	20.48'	10.52'	20.20'	S20.43.56°E	32.35.26"
C22	36.00'	28.84'	15.24'	28.07'	S59.58.58°E	45.53.59"
C23	36.00'	28.33'	15.79'	28.05'	N46.10.71°E	47.35.07"
C24	227.00'	16.14'	8.06'	16.14'	N27.70.6°W	47.35.07"
C25	120.00'	30.08'	15.12'	30.00'	S52.19.52°W	14.21.41"
C26	115.00'	46.86'	23.76'	46.53'	S21.29.52°W	23.20.41"
C27	85.00'	28.23'	14.26'	28.10'	N08.33.31°W	19.50.72"
C28	185.00'	22.25'	11.14'	22.24'	N04.34.06°E	67.53.27"
C29	215.00'	13.70'	6.85'	13.70'	N05.41.7°E	33.92.07"
C30	215.00'	13.70'	6.85'	13.70'	N05.41.7°E	33.92.07"
C31	330.00'	24.55'	12.28'	24.54'	N39.14.25°E	47.35.07"
C32	330.00'	50.35'	25.63'	49.91'	S21.39.05°W	26.28.08"
C33	120.00'	34.11'	17.17'	34.00'	S15.24.1°E	16.71.19"
C34	120.00'	57.00'	28.10'	56.55'	S37.03.7°E	27.15.32"
C35	120.00'	38.72'	18.00'	38.61'	S59.20.40°E	17.33.55"
C36	120.00'	38.72'	18.00'	38.61'	S59.20.40°E	17.33.55"
C37	120.00'	38.72'	18.00'	38.61'	S59.20.40°E	17.33.55"
C38	120.00'	38.72'	18.00'	38.61'	S59.20.40°E	17.33.55"
C39	120.00'	38.72'	18.00'	38.61'	S59.20.40°E	17.33.55"
C40	120.00'	38.72'	18.00'	38.61'	S59.20.40°E	17.33.55"
C41	85.00'	30.86'	15.60'	30.70'	S24.29.04°W	34.4.38"
C42	115.00'	53.02'	26.93'	52.55'	S05.11.58°E	26.25.02"
C43	215.00'	2.15'	1.07'	2.15'	N00.54.33°E	0.34.20"
C44	215.00'	2.15'	1.07'	2.15'	N00.54.33°E	0.34.20"

LINE	BEARING	DISTANCE
1	S 07.52.37° W	207.75'
2	S 08.55.33° W	5.57'
3	S 08.55.33° E	117.92'
4	S 42.04.20° E	120.00'
5	N 42.04.20° W	120.00'
6	N 42.04.20° W	120.00'
7	N 42.04.20° W	120.00'
8	N 42.04.20° W	120.00'
9	N 42.04.20° W	120.00'
10	N 42.04.20° W	120.00'
11	N 42.04.20° W	120.00'
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31	N 42.04.20° W	120.00'
32	N 42.04.20° W	120.00'
33	N 42.04.20° W	120.00'
34	N 42.04.20° W	120.00'
35	N 42.04.20° W	120.00'
36	N 42.04.20° W	120.00'
37	N 42.04.20° W	120.00'
38	N 42.04.20° W	120.00'
39	N 42.04.20° W	120.00'
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43	N 42.04.20° W	120.00'
44	N 42.04.20° W	120.00'
45	N 42.04.20° W	120.00'
46	N 42.04.20° W	120.00'
47	N 42.04.20° W	120.00'
48	N 42.04.20° W	120.00'
49	N 42.04.20° W	120.00'
50	N 42.04.20° W	120.00'

NOTES:

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.

MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF RECORD NOTED HEREON.

EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

NO CALCULATIONS MONUMENTS LIE WITHIN THE REQUIRED RADII FOR THE TO CONTROL NETWORK.

SCALE IN FEET

0 15 30 60 90

LINE	BEARING	DISTANCE
1	S 07.52.37° W	207.75'
2	S 08.55.33° W	5.57'
3	S 08.55.33° E	117.92'
4	S 42.04.20° E	120.00'
5	N 42.04.20° W	120.00'
6	N 42.04.20° W	120.00'
7	N 42.04.20° W	120.00'
8	N 42.04.20° W	120.00'
9	N 42.04.20° W	120.00'
10	N 42.04.20° W	120.00'
11	N 42.04.20° W	120.00'
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25	N 42.04.20° W	120.00'
26	N 42.04.20° W	120.00'
27	N 42.04.20° W	120.00'
28	N 42.04.20° W	120.00'
29	N 42.04.20° W	120.00'
30	N 42.04.20° W	120.00'
31	N 42.04.20° W	120.00'
32	N 42.04.20° W	120.00'
33	N 42.04.20° W	120.00'
34	N 42.04.20° W	120.00'
35	N 42.04.20° W	120.00'
36	N 42.04.20° W	120.00'
37	N 42.04.20° W	120.00'
38	N 42.04.20° W	120.00'
39	N 42.04.20° W	120.00'
40	N 42.04.20° W	120.00'
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47	N 42.04.20° W	120.00'
48	N 42.04.20° W	120.00'
49	N 42.04.20° W	120.00'
50	N 42.04.20° W	120.00'

CLOSURE:

LOT 5A


Correct End - N. 5000.0000 E. 10000.0000
Correct End - N. 5000.0000 E. 10000.0000
Error - N. 0.0046 E. 0.0086 Total: 0.0097 Brg: S 61-37-37 W
Distance Traversed: 1391.7500 Closure: 142868

No Adjustment

Bearing Distance North East

Approx. Sq. Feet: 29239 Acres: 0.6712

APPROX: Sq. Feet: 54227 Acres: 1.2449



McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 1098
Cincinnati, Ohio 45241-1978
Tel 513.759.0004 • Fax 513.563.7099
www.mcgsllsmithpunshon.com

Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By: Axi Date: Project No:

Checked By: LIT Scale: 1" = 40' Plat No:

CAD: 88329203-REC-01 X-Ref: 88329201 Sheet No. 2/2

APPROVED: CITY OF CINCINNATI
CHIEF ENGINEER CHIEF ENGINEER

REPLAT OF LOTS 5 & 33
SONOMA HILL

P.B. 392, PAGE 29, HAMILTON COUNTY, OHIO

RECORDER'S OFFICE

SECTION 23, TOWN 4, FRACTIONAL RANGE 2

CITY OF CINCINNATI, COLUMBIA TOWNSHIP

HAMILTON COUNTY, OHIO